



# **Goochland County's Experience with the Proffer Law**

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# Goochland County



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# Pre-2016 Cash Proffer

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- Cash proffer policy for residential development
- Calculation of per unit impact on public facilities
- Countywide cash proffer of \$13,950
  - Schools, Roads, Parks/Rec, Public Safety, Libraries
- Developers typically offered full cash proffer per residential unit

# After 2016 Proffer Law

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- County prepared a Capital Impacts Model (Used Tischler Bise)
- Divided the county into three regions: Eastern, Central, Western
  - Very different demographics in each
- Determined capital impacts on public facilities in each region, other than countywide public facilities

# After 2016 Proffer Law

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- Adopted 25-year Capital Improvement Program
- Only consider capacity if construction project in CIP
  - No Sheriff construction
  - Transportation has only road projects with county funding (no intersection improvements)



# Capital Impacts Model

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- Calculates capital impacts on all public facilities
  - General gov't, Courts, Libraries
- Calculates total impact on proffer categories before capacity impact
- SF Proffers Range \$12,586-\$19,348



eagle  
citedesign

## Readers Branch

Overall Site Plan - Goochland County, Virginia





# Capital Impacts Model

INFRASTRUCTURE CATEGORY	Total for the Development Proposal					
	FULL CAPITAL IMPACT			CAPACITY TRIGGERED		
	RESIDENTIAL	NONRESIDENTIAL	TOTAL	RESIDENTIAL	NONRESIDENTIAL	TOTAL
* SCHOOLS	\$2,608,181	\$0	\$2,608,181	\$1,522,348	\$0	\$1,522,348
* PARKS AND RECREATION	\$546,072	\$0	\$546,072	\$336,208	\$0	\$336,208
* SHERIFF	\$311,038	\$0	\$311,038	\$0	\$0	\$0
* FIRE	\$642,910	\$0	\$642,910	\$642,910	\$0	\$642,910
* ANIMAL PROTECTION	\$64,863	\$0	\$64,863	\$0	\$0	\$0
* TRANSPORTATION	\$1,312,174	\$0	\$1,312,174	\$1,312,174	\$0	\$1,312,174
LIBRARIES	\$75,132	\$0	\$75,132	\$75,132	\$0	\$75,132
GEN. GOVT	\$158,129	\$0	\$158,129	\$158,129	\$0	\$158,129
COURTS	\$265,473	\$0	\$265,473	\$265,473	\$0	\$265,473
ENV. SRVCS.	\$9,616	\$0	\$9,616	\$9,616	\$0	\$9,616
GRAND TOTAL CAPITAL COSTS	\$5,993,588	\$0	\$5,993,588	\$4,321,990	\$0	\$4,321,990

*CASH PROFFER CATEGORIES	\$5,420,375	\$0	\$5,420,375	\$3,813,640	\$0	\$3,813,640
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\* Cash proffer categories limited to public transportation facilities, public safety facilities, public school facilities, and public parks.



# Capital Impacts Model

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Per Single Family Unit	Full Capital Impact	Capacity Triggered
Total Capital Costs	\$19,781	\$14,264
Proffer Eligible Costs	\$17,889	\$12,586

# Cash Proffer Breakdown

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**\$12, 586**

Schools	\$5,030
Transportation	\$4,331
Public Safety	\$2,122
Parks	\$1,103

# Approved Cases under 2016 Law

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## 986 New Residential Units

1. Mosaic Development (Eastern) 520 age-restricted
2. Readers Branch (Eastern) 303 single family
3. Swann's Inn (Central) 30 single family
4. Parkside Village (Eastern) 65 age-restricted
5. Waldrop (Eastern) 5 single family
6. Reed Marsh (Central) 64 single family



# Problems with Proffer Calculation

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## 1. Poor Capital Facility Planning



# Problems with Proffer Calculation

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## 2. Limited to Construction of Capacity





# Problems with Proffer Calculation

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## 2. Limited to Construction of Capacity





# Problems with Proffer Calculation

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## 2. Limited to Construction of Capacity



# Problems with Proffer Calculation

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## 3. Physical or Functional Capacity





# Problems with Proffer Calculation

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## 3. Physical or Functional Capacity





# Problems with Proffer Calculation

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## 4. “Existing Public Facility Capacity”



# Problems with Proffer Calculation

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## 4. “Existing Public Facility Capacity”

Functional Capacity      916 students

Current Enrollment      - 838 students

78 “empty” seats

**91% capacity**

# A. Upcoming Curriculum Planning

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